

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Delany Building

other names/site number n/a

2. Location

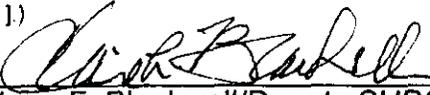
street & number 1000-06 Locust Street [n/a] not for publication

city or town St. Louis [n/a] vicinity

state Missouri code MO county Independent City code 510 zip code 63101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register
of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets []
does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [])

 7 Jan. 02
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [x] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
[] entered in the National Register See continuation sheet []	_____	_____
[] determined eligible for the National Register See continuation sheet []	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register	_____	_____
[] other, explain See continuation sheet []	_____	_____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
		1	0
			Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
 COMMERCE/TRADE/Business
 COMMERCE/TRADE/Specialty Store

Current Functions
 VACANT/NOT IN USE

7. Description

Architectural Classification
 Classical Revival

Materials
 foundation limestone
 walls brick
 roof asphalt
 other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

1899

Significant Dates

1899

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Matthews & Clarke

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local Government
 - University
 - Other:
- Name of repository: Landmarks Association of St. Louis, Inc.

10. Geographical Data

Acreage of Property less than one

UTM References

A. Zone 15 Easting 744230 Northing 4279420 B. Zone Easting Northing

C. Zone Easting Northing D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacy Sone, Researcher

organization Landmarks Association of St. Louis date October 5, 2001

street & number 917 Locust St., 7th Floor telephone 314-421-6474

city or town St. Louis state MO zip code 63101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Craig Heller

street & number 1006 Olive telephone 314-241-6700

city or town St. Louis state MO zip code 63101

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National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Delany Building
St. Louis (Independent City), Missouri

Summary

The five-story Delany Building is located in downtown St. Louis at the southwest corner of Tenth and Locust streets (1000-06 Locust Street). Designed by a St. Louis architectural firm, Matthews & Clarke, the building was constructed in 1899 at a cost of \$40,000. The buff brick building features an early use of light-colored classical-style terra cotta ornament and white glazed brick trim incorporated for both decoration and function. Window bays above the first level retain historic sash windows, many of which are placed at angles to allow maximum light to the interior. Early alterations include the ca. 1912 remodeling of the original storefront and the 1920 application of fire escapes. A 1955 alteration removed the non-original 1912 storefront, left its vertical divisions intact, and replaced the glass between the bays, covering the pilasters with granite veneer. Another alteration, common on other downtown St. Louis commercial buildings, was the 1958 removal of the bracketed cornice. The building's strength, however, was not its unadorned storefront level or the familiar cornice treatment, but rather its upper four stories boldly decorated with glazed white brick trim and terra cotta spandrels. Despite these typical changes, the building retains integrity. Its unique combination of light colored materials, especially the white glazed brick trim, is unaltered and forces a striking appearance on corner lot. With these unique qualities, the building contributes solidly to the architecture of downtown St. Louis.

Narrative Description

The rectangular-planned building fronts approximately 81 feet on Locust Street (north facade) and 108 feet on Tenth Street (east facade). The building's five stories are divided into the typical three-part form with its storefront first floor, a unified second through fourth floor shaft, and a fifth story cap (photos 1-3). The four-bay lower story, remodeled in 1955, consists of large window bays divided by granite veneer-clad pilasters on both street facades. The brick wall remains exposed on the outside edge on Locust Street (north) side. A wood double-door entrance bay located in the Locust Street/Tenth Street corner is recessed behind a granite-clad column support. The broad window expanses continue along the Tenth Street (east) facade with the same granite veneer surrounds. A sign bearing the name First Gateway Securities occupies the space over the corner entrance. At the southern edge of the east facade is a secondary entrance consisting of double glass doors under a metal awning.

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Delany Building
St. Louis (Independent City), Missouri

The upper floors, decorated with off-white, matte-finished terra cotta and white glazed brick trim, remain nearly intact. A cornice comprised of a terra cotta dentilled stringcourse on the bottom, a foliage pattern above, and a limestone ledge across the top lines both street facades and divides the storefront level from the building's shaft. Attention is drawn to the two bays in the middle of the Locust Street facade and the second, fourth, and sixth bays on the Tenth Street facade where the three shaft levels are unified by an outline of glazed brick trim. Framing this outline is a cornice consisting of a band of foliage-patterned terra cotta (photo 4). Each of these embellished bays surrounds groups of three windows in each level of the north side and a pair of windows on the east. Richly textured, light-colored terra cotta spandrels sit between the second and third and third and fourth story windows in these bays. Historic fire escape stairs added sometime before 1920 extend across the building's shaft on both street facades. The fire escape reaches the ground level via a ladder on the western edge of the Locust Street facade.

The outer two bays on the Locust Street facade and the four alternating bays on the Tenth Street facade have stone sills and are individually surrounded by white glazed brick positioned to imitate quoins (photo 4). An egg and dart cornice tops each of the surrounds. These second and third story bays on the Locust Street facade hold bay windows. A pair of sash windows, divided by a glazed brick pilaster, sits in the fourth story. The alternating bays on the Tenth Street facade consist of bay windows and paired windows like those on the Locust Street facade and also double windows that are not divided by the glazed brick pilaster. Some of these windows are positioned in an obtuse angle to allow extra light to the interior. Other accent on the building's shaft includes a band of glazed brick near the top of the second story. Although broken by the windows, the band is visible all the way across the facades appearing as capitals on the pilasters dividing the windows.

A shallow stone ledge separates the shaft of the building from the fifth level cap. The glazed brick stringcourse at the second level is repeated four times at the fifth floor. The fenestration pattern matching the level below continues at the fifth level but without the contrasting brick surrounds. The northern most bay on the Tenth Street facade has been converted from a paired window with a pilaster between to a pair of windows with no divider and positioned at an angle.

The alley facade (south elevation) is red brick and includes a wood double-door delivery entrance at the top of a concrete ramp (photo 5). Another double-door entrance is located at the west end. Most of the window openings are segmental

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Delany Building
St. Louis (Independent City), Missouri

arched except for those on the top and bottom stories that are rectangular. Some openings are concrete block-filled. The west elevation abuts an older four-story building.

A photograph presumably taken just after the building's completion shows four separate storefront entrances into the building on the Locust Street side (photo 6). Each bay consisted of double doors, display windows, and tall transoms. The southernmost bay was likely the only bay on the Tenth Street side to contain a door – the other six bays were window openings. A later photograph taken during Bolland Jewelry Company's occupancy (photo 7) shows the store's ca. 1912 remodeled lower story with leaded glass transoms, embellished cast iron pilasters, and awnings suspended over entrances on both facades. A 1955 alteration covered the 1912 pilasters dividing the bays with granite veneer, replaced the glass and doors between the bays with new glass, removed the awnings, and positioned the main entrance in the corner. These alterations, however left the upper stories remarkably intact. Aside from the remodeled storefront, the only significant exterior alteration was the removal of the building's overhanging bracketed cornice in 1958.

The 1955 alteration also included interior remodeling of the first and second stories. The corner double-door entrance leads into a spacious wood-paneled room that has been divided into offices and meeting rooms on the western end (photo 8). A mezzanine level with additional office space was added to the first floor. The building's second story, also used by the brokerage firm, was divided into office space. The upper stories have remained fairly intact and are wide open spaces with wood floors. The building's Tenth Street entrance leads into a corridor with two elevators on the south wall and original stairs that extend to all five levels.

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Delany Building
St. Louis(Independent City), Missouri

Summary

The Delany Building, at 1000-06 Locust Street in downtown St. Louis is locally significant under National Register of Historic Places Criterion C in the Architecture area of significance. The five-story commercial/office building, constructed in 1899, was an investment property funded by a local realtor, John O'Fallon Delany. The wealthy businessman contracted with St. Louis architects, Matthews & Clarke, to design a unique building situated on a prominent corner site downtown. The commercial building represents an early use of light colored materials including buff brick and off-white, matte-finished terra cotta and the earliest known exterior use in St. Louis of glazed white brick trim which contrasted boldly with the buff brick walls. The introduction of the glazed brick on the exterior of the Delany Building was not only decorative but its placement around the windows also served to reflect light to interior spaces. The architects' innovative treatment of placing paired and three-part windows at angles further enhanced light flow. The building's experimental use of light colored materials for both ornament and function is unique in downtown St. Louis and contributes significantly to the city's collection of commercial architecture. Its period of significance is its construction date, 1899.

Narrative Statement of Significance

The Delany Building displays significant design and decorative features using the latest progressive materials including buff brick, light-colored terra cotta and white glazed brick all of which had recently become locally available. St. Louis' rich deposits of fine clay had firmly established the city as a leading center of the brick industry since the mid-19th century. In 1883, Englishman Joseph Winkle introduced St. Louis to its first terra cotta industry and established the city as an important center for this popular material and contributed to its widespread use. Winkle commissions for three 1890s buildings in St. Louis designed by Adler & Sullivan of Chicago promoted the use of terra cotta in downtown St. Louis. While the material was most commonly red before 1900, around the turn of the century, glazed off-white and white terra cotta gained popularity as manufacturers perfected new glazes. The glazed white materials were well-received and highly praised for their "self-cleaning" properties and resistance to retention of coal smoke. The new light-colored terra cotta appeared on St. Louis commercial buildings first on cornices, friezes, decorative panels and other types of

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Delany Building
St. Louis(Independent City), Missouri

decoration.¹ The Delany Building exhibits one of St. Louis' early uses of this material which continued to gain popularity after 1900.

The building also represents the earliest exterior use of white glazed brick as ornamental detail in downtown St. Louis. White glazed brick had been reserved primarily for interior walls such as light wells because of its reflective properties but around the turn of the century, architects introduced the material to exterior surfaces. An article that appeared in St. Louis Realty Record and Builder a few years after the Delany Building's construction explained how the use of light colored materials, especially glazed brick, around windows reflected light from several directions to the interior. The article claimed that higher rents commanded for well-lighted interiors more than made up for the additional cost of the glazed brick.² The Delany Building's extensive and stylish use of white glazed brick (in quoined window surrounds and jambs as well as the fifth story "rusticated" bands) achieved this functional advantage of enhancing interior light. The architects further increased light entry by means of large triple and double windows with angled panes of glass.

The skilled minds behind this creative solution were William Edward Matthews and Albert O. Clarke, established St. Louis architects known primarily for their residential buildings. Matthews began his St. Louis architectural career in 1875 as a draftsman for architect, Frederick William Raeder, best known today for "Raeder Place" in Laclede's Landing. During following years city directories record Matthews sometimes as draftsman, and sometimes as architect. In 1890, the directory records him as secretary of J.B. Legg Architectural Co. Clarke first appeared in the St. Louis City Directory in 1884 as a draftsman. In 1890 he was listed "with J.B. Legg." During 1892, Matthews and Clarke had branched off on their own and formed a partnership with Joseph T. James, also a former employee of architect J.B. Legg.³

Fortunate to have trained under such an accomplished architect as J.B. Legg who was responsible for a number of prominent buildings, Matthews, Clarke, & James were awarded a number of commissions in their early partnership. They received considerable publicity in the "Building Notes" section of the St. Louis Daily Record which highlighted a number of their houses and flats in St. Louis, including at least two

1 James Cox. Old and New St. Louis. St. Louis: Central Biographical Publishing Co., 1894.
"White Building Material in St. Louis," St. Louis Realty Record and Builder (April 1908, p. 64.)

2 "White Building Material in St. Louis," p. 64.

3 St. Louis City Directories, 1897-1913.

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Delany Building
St. Louis(Independent City), Missouri

dozen houses on prestigious West Belle Place. Their work extended into St. Louis County and other parts of Missouri, Illinois, Arkansas, and Texas where they are credited with houses, stores, flats, office buildings, hotels, a college building, a public school, and a factory – all in their first two years of partnership. After a little more than a year, James had broken from the firm leaving Matthews and Clarke who remained in partnership well into the 1910s. Aside from additions to commercial buildings, their work in downtown St. Louis appears to be limited to the Delany Building.⁴

Matthews & Clarke's client for the downtown building was John O'Fallon Delany who had purchased a valuable corner lot in 1896 that included a three-story brick house. Wishing to develop the property for commercial purposes, Delany ordered the removal of the house and received a permit to build a five-story brick mercantile building.⁵ Delany descended from the prominent St. Louis Mullanphy family and inherited extensive property holdings from his mother. Despite a science degree from St. Louis University and a medical degree from Columbia University, Delany never followed his profession and chose instead to deal in the St. Louis real estate business. Associated with James M. Carpenter, one of St. Louis' most successful agents and former president of the St. Louis Real Estate Exchange, Delany managed his properties from a Chestnut Street office in the heart of the real estate district.⁶

Delany managed his building as an investment and leased out the space to various tenants. Occupancy remained high under his ownership (and under his wife's ownership after he died) and included some long-term tenants such as Whealen-Alhe-Hutchinson Jewelry Company, Bolland's Jewelry, the Murphy Door Bed Company, the Madeleine Hat Shop, and C.F. Weleck & Co., Importers. When John Delany died in 1930, the downtown building was the most valuable asset in his estate worth over a million dollars left to his wife. The building remained under Delany ownership until after Mrs. Delany's death in 1951. As court costs mounted in a dispute over her will, the building was eventually auctioned on the Civil Courts Building steps to cover the legal fees.⁷ Jack Dubinsky & Sons acquired the building and completed alterations to the

4 St. Louis Daily Record, 1890s. St. Louis City Directories, 1892-1893.

5 St. Louis City. Building Permits. Comptroller's Office (Microfilm Section).

6 "Dr. John O'F. Delany, Pioneer St. Louisan, Dies at Age of 88." St. Louis Globe-Democrat (December 10, 1930).

7 "Delany Building Brings \$226,000 at Auction." St. Louis Globe-Democrat (June 10, 1953), clipping file, Mercantile Library, St. Louis.

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Delany Building
St. Louis(Independent City), Missouri

lower story to accommodate Dempsey-Tegeler & Co., a brokerage firm that remained there into the 1970s.⁸

Like many other downtown St. Louis commercial and office buildings the Delany Building's cornice has been removed (1958) and its storefront altered (first in 1912 and again in 1955). Its conspicuous glazed brick and terra cotta-decorated upper stories, however, including its original angled windows remain intact. The building incorporates classical ornament, displayed in the most fashionable light-colored materials, including decorative terra cotta spandrels. While the building's ornament is traditional, its clever use of contrasting white glazed brick, positioned around windows to direct the flow of light, and decoratively placed in bands at the top level, provides a striking and assertive overall impression unique in downtown St. Louis. After years of vacancy, the Delany Building was recently purchased by a developer experienced in adapting downtown buildings to new uses. The building is scheduled for mixed use conversion into retail space on the first floor with residential space above.

⁸ St. Louis City Directories, 1960s and 70s

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Delany Building
St. Louis(Independent City), Missouri

Bibliography

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"Dr. John O'F. Delany, Pioneer St. Louisan, Dies at Age of 88." St. Louis Globe-Democrat. December 10, 1930.

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Delany Building
St. Louis(Independent City), Missouri

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Delany Building
St. Louis(Independent City), Missouri

Verbal Boundary Description

The boundary of the nominated parcel is indicated with a broken line on the accompanying map entitled "Delany Building Boundary Map" (continuation page 11).

Boundary Justification

The boundary of the nominated property is the same as the footprint of the Delany Building.

Delony Building
St Louis [Independent City], MO
Stacy Sone
5/2001
Landmarks Assoc. of St. Louis
camera facing southwest

#1



Delany Building

St Louis [Independent City], MO

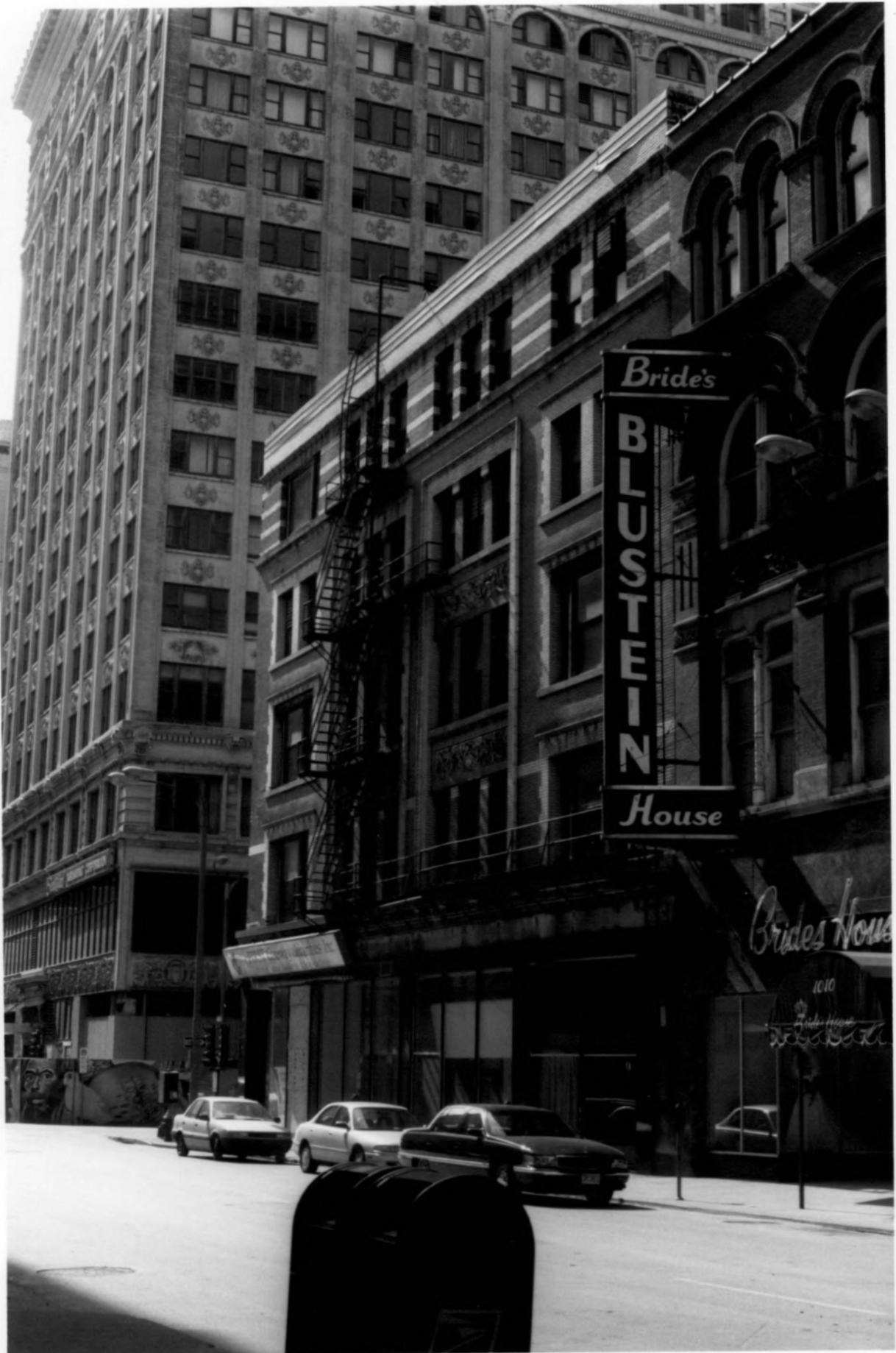
Stacy Sone

5/2001

Landmarks Assoc. of St. Louis

camera facing southeast

#2



Delany Building

St Louis [Independent City], MO

Stacy Sone

5/2001

Landmarks Assoc. of St. Louis

camera facing S/SW

#3



Delany Building

St Louis [Independent City], MO

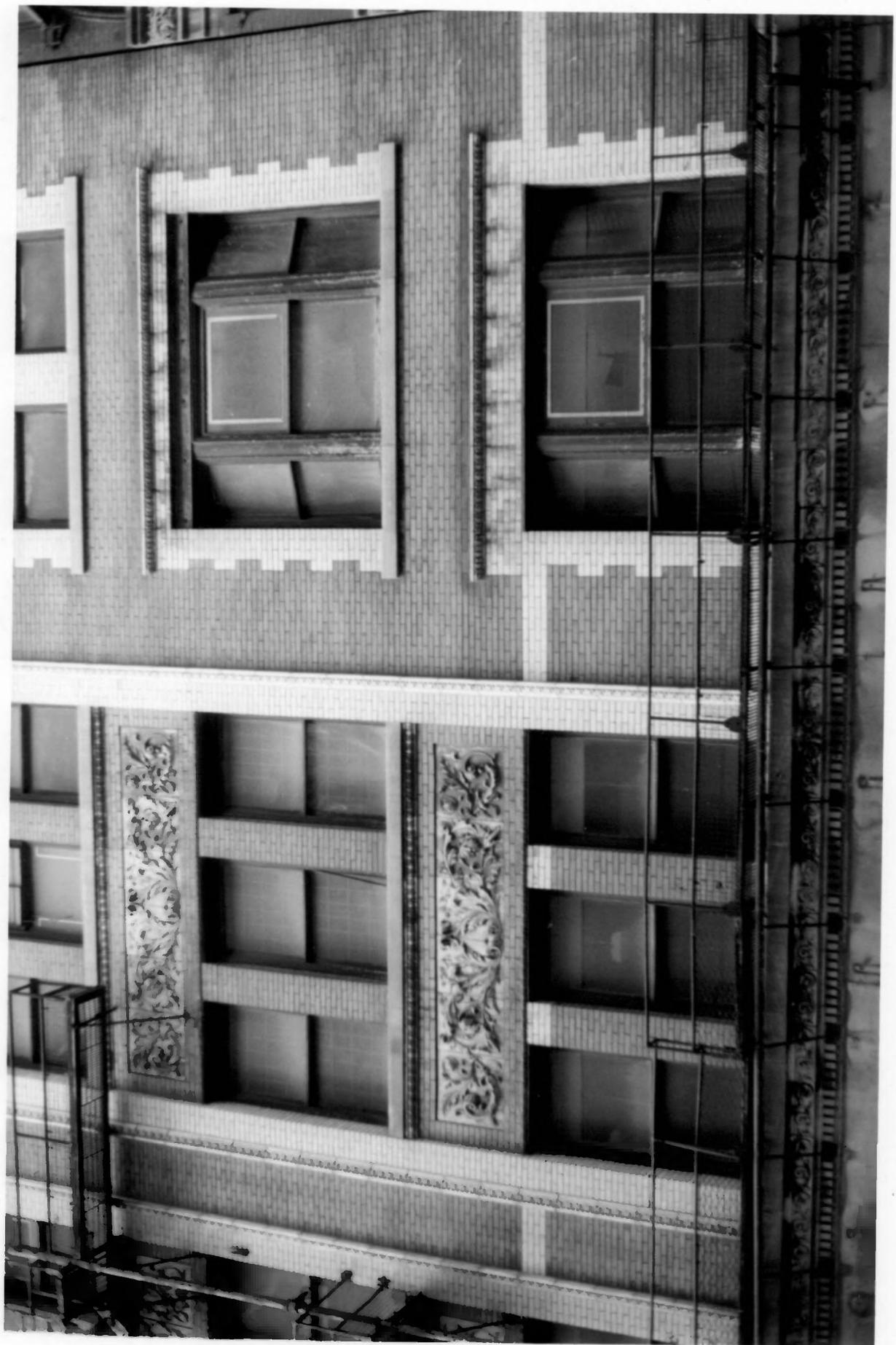
Stacy Sore

5/2001

Landmarks Assoc. of St. Louis

detail: N. elevation

#4



DeLany Building

St Louis [Independent City], MO

Stacy Sone

5/2001

Landmarks Assoc. of St Louis

Camera facing NW

#5



Delaney Building

St Louis [Independent City]

Photographer unknown

ca. 1899

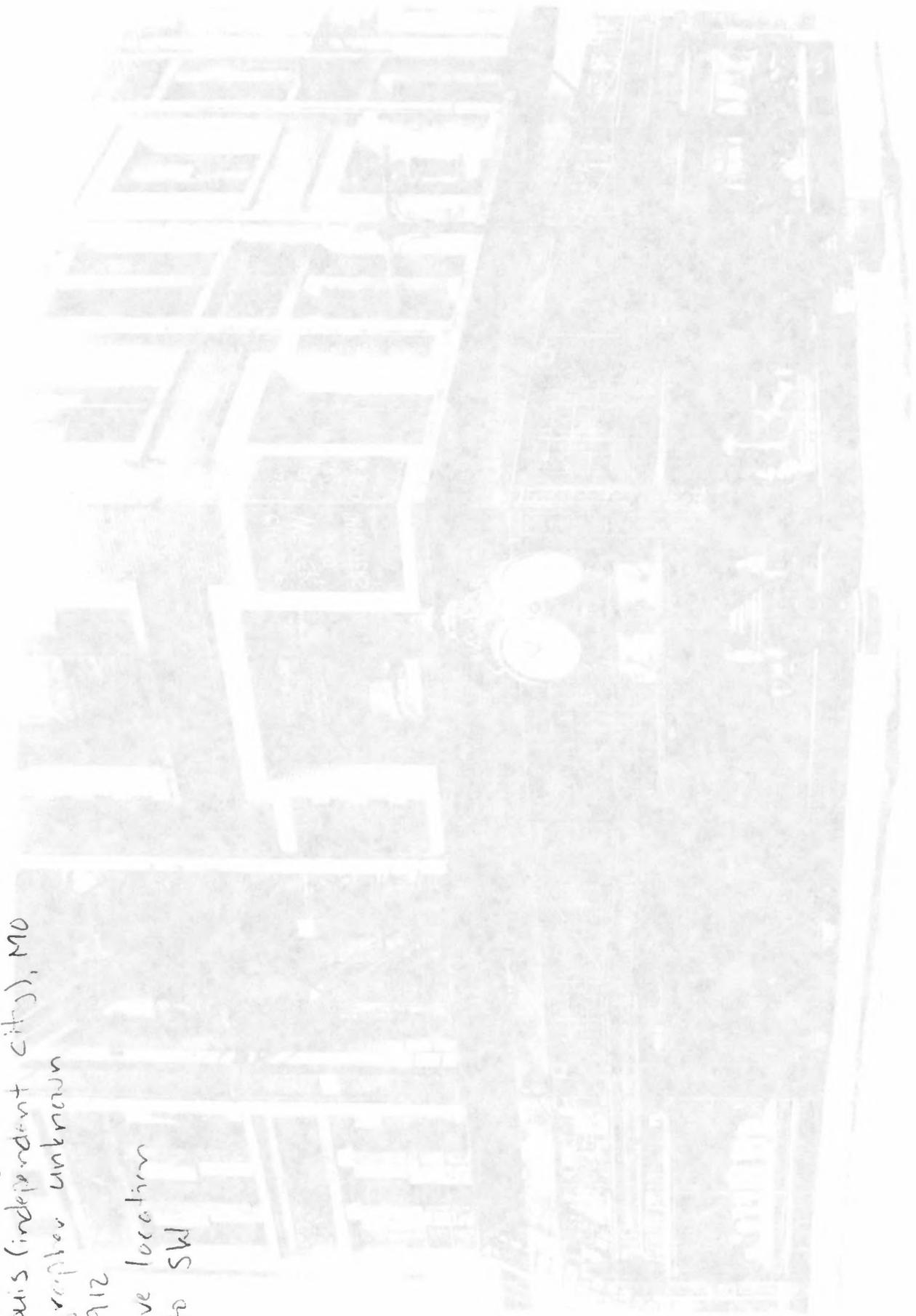
View to South West

6

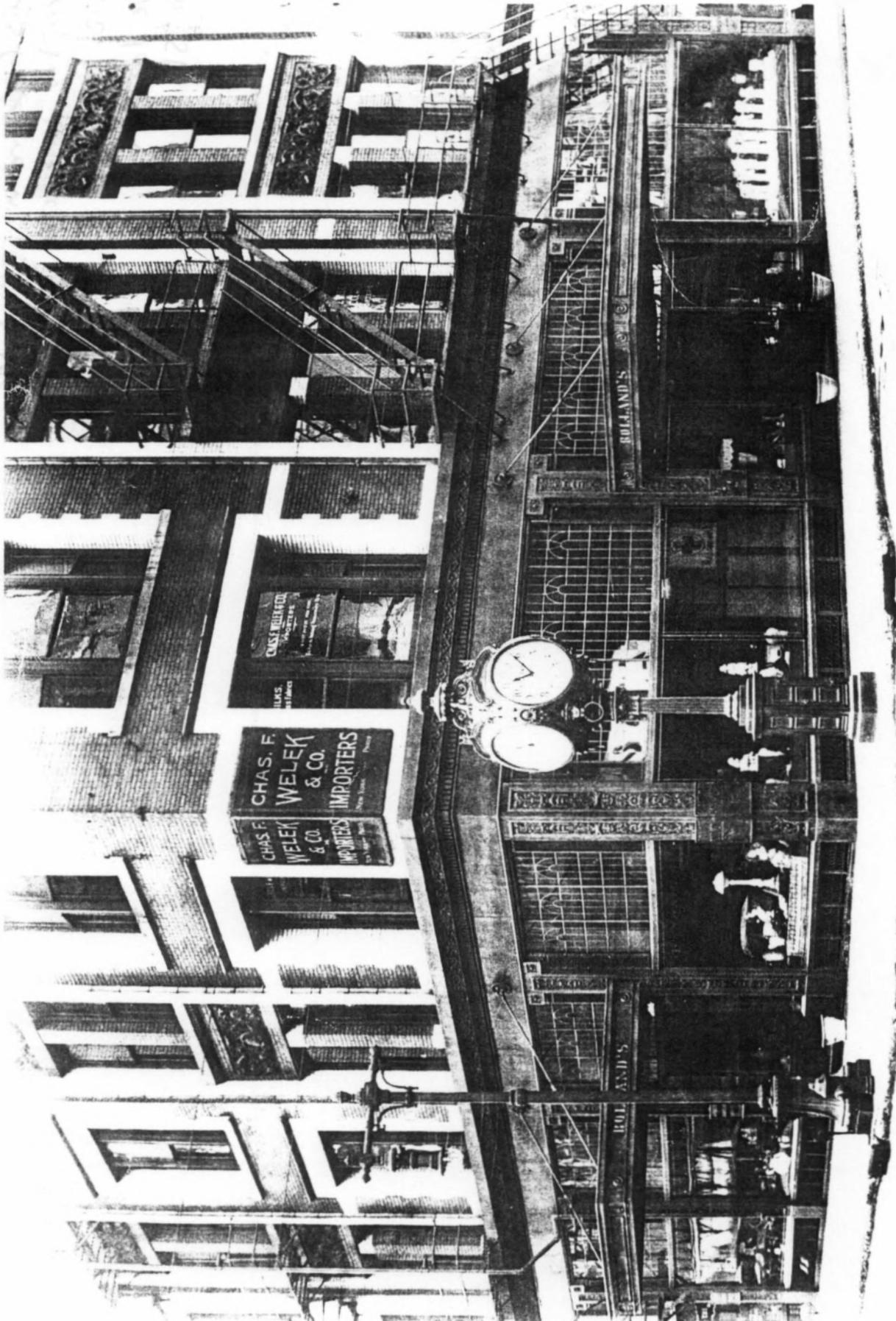
Delany Building
St. Louis Linders
photographer
ca. 1899
negative loc
View to SW
#6



Delany Building
St. Louis (Independent City), MO
Photographer unknown
ca. 1912
negative location
view to SW
#7



Public Works



Delany Buildings

St Louis [Independent City], MO

Stary Sone

5/2001

Landmarks Assoc. of St Louis

first floor, corner space, facing NW

#8

